

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22086

Property Information

property address: 200 N TEXAS AVE

legal description: CITY OF BRYAN, BLOCK 27, LOT 4.5

owner name/address: BROACH OIL COMPANY INC

PO BOX 3819

BRYAN, TX 77805-3819

full business name: Sheela Gas

land use category: Comm. Retail

type of business: _____

current zoning: DT-C

occupancy status: occ

lot area (square feet): 11500

frontage along Texas Avenue (feet): 115

lot depth (feet): 100

sq. footage of building: 3668

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards N/A

Improvements

of buildings: 1 building height (feet): 18 # of stories: 1

type of buildings (specify): concrete

building/site condition: 3 help landscaping

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) _____

75% of all facades are not built up to the property line.

approximate construction date: _____ accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: Plastic

overall condition (specify): _____

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 7

lot type: ☐ asphalt ☒ concrete ☐ other _____

space sizes: 18 sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: OK w/ cracks

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: trees + bushes needed. They have some grass

Outside Storage

☒ yes ☐ no (specify) crates, display racks, metal barrels, etc. no machine
(Type of merchandise/material/equipment stored) managers
disposal area

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
